

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 2213

AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON, AMENDING THE CITY'S DEVELOPMENT CODE, AS SET FORTH IN TITLE 14 OF THE SNOHOMISH MUNICIPAL CODE, BY AMENDING CHAPTER 14.55 SMC RELATING TO TIMEFRAMES FOR PERMIT APPLICATION SUBMITTALS, AND THE TYPE AND EXTENT OF LAND DEVELOPMENT; BY AMENDING CHAPTER 14.207 SMC RELATING TO PERMITTED USES WITHIN THE COMMERCIAL LAND USE DESIGNATION; AND BY AMENDING CHAPTER 14.235 SMC RELATING TO DIMENSIONAL STANDARDS FOR OFF-STREET PARKING

WHEREAS, the City's Land Use Development Code, as set forth in Title 14 SMC, was adopted by the City on May 3, 2005 with the approval of Ordinance 2082; and

WHEREAS, it is necessary to periodically amend the Land Use Development Code in order to ensure the City's land use regulations remain effective in implementing the goals, policies, and priorities of the Comprehensive Plan amid changes in social, environmental, technological, and economic conditions; and

WHEREAS, because the various amendments provided herein are relatively minor in scope and impact, it is appropriate to consolidate these separate amendments to the Land Use Development Code within one ordinance; and

WHEREAS, the amendments provided herein were prepared to improve the functionality and clarity of the Land Use Development Code; and

WHEREAS, the City Planner, acting as the SEPA Responsible Official, reviewed this proposed legislation and on May 10, 2011, issued a determination of non-significance (DNS); and

WHEREAS, on July 19, 2011, a public hearing on the proposed amendments was held by the City Council, and all persons wishing to be heard were heard; and

WHEREAS, public notice of the SEPA threshold determination and the public hearing for the legislation contained herein was provided as required by law; and

WHEREAS, pursuant to SMC 14.15.070 and RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments to the City's Development Code; and

WHEREAS, the City Council find that the Land Use Development Code amendments contained in this ordinance are: 1) internally consistent with the Comprehensive Plan; 2)

consistent with the Growth Management Act and the State Environmental Policy Act; and 3) in the interest of the public health, safety, and welfare of Snohomish residents;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Chapter 14.55 of the Snohomish Municipal Code is hereby amended by adding new sections SMC 14.55.065 and SMC 14.55.075, and by amending SMC 14.55.005 as provided by Exhibit A to this Ordinance.

Section 2. Chapter 14.207 of the Snohomish Municipal Code is hereby amended by amending SMC 14.207.110 and SMC 14.207.115, as provided by Exhibit B to this Ordinance.

Section 3. Chapter 14.235 of the Snohomish Municipal Code is hereby amended by adding a new section SMC 14.235.045 and by amending SMC 14.235.260 and SMC 14.235.270, as provided by Exhibit C to this Ordinance.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or circumstance be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such a decision or preemption shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other persons or circumstances.

Section 5. Effective Date. This ordinance shall be effective five days after adoption and publication by summary.

ADOPTED by the City Council and **APPROVED** by the Mayor this 19th day of July, 2011.

CITY OF SNOHOMISH

By _____
KAREN GUZAK, MAYOR

ATTEST:

APPROVED AS TO FORM:

By _____
TORCHIE COREY, CITY CLERK

By _____
GRANT K. WEED, CITY ATTORNEY

EXHIBIT A

Chapter 14.55

PROVISIONS APPLICABLE TO ALL PERMITS

Sections

14.55.005	Application Information Requirements
14.55.010	Acknowledgement of Owner
14.55.012	Vesting
14.55.015	Determination of Legal Status of Lot or Parcel
14.55.020	Consolidation of Permits
14.55.030	Concurrency
14.55.040	Method of Notification
14.55.050	120-Day Time Limit - Exceptions
14.55.060	120-Day Time Limit - Limitation on Liability
<u>14.55.065</u>	<u>Time Limits for Submittal of Required Information</u>
14.55.070	Delayed Threshold Determination
<u>14.55.075</u>	<u>Development Activity and Associated Regulations</u>
14.55.080	Permit Conditions
14.55.090	Assignability of Permits
14.55.100	Permit Expiration
14.55.110	Minor Changes
14.55.120	Time Deadlines Falling on Non-Business Days
14.55.130	Minor Procedural Errors Shall Not Invalidate Proceedings
14.55.140	Stay of Further Permits in the Event of Appeal
14.55.150	Permit Flow Diagrams

14.55.005 Application Information Requirements.

A. An applicant shall submit the information required for each appropriate procedure.

B. All applications for development permits, design review approvals, variances, and other City approvals under the Development Code shall be submitted on forms provided by the Department of Community Development.

C. Depending on the nature of the application, the required information may include the following:

1. The name, address, telephone and fax number of the property owner. The name, address, telephone and fax number of the developer/applicant, if different from the owner. A ~~((notarized))~~ signature of the property owner or authorized official. If the developer/applicant is not the owner, a letter from the owner authorizing the developer/applicant to process the application on behalf of the owner.
2. Names and addresses of all property owners within three hundred (300) feet of the subject property, according to the County Assessor.
3. Description of the proposed action in accordance with the appropriate City application form, including a written explanation of how the proposal meets the requirements and intent of Title 14 SMC.
4. Name and address of the proposed site, project, or action.
5. Vicinity map identifying the project site, adjacent streets, and bordering

lines of adjacent properties and adjacent uses.

6. Legal description of the subject property and of the existing lots, tracts or parcels and easements therein.
7. Subdivision or site plan map of the proposed project or subdivision showing the land use designation, lot sizes in square feet, and dimensions of all existing and proposed lots with lot numbers, set-backs for each lot, parcels and tracts to be reserved or dedicated for streets or other public uses. The map shall be to scale of 1" = 20, 30, or 50, as required by the ~~((Community Development Department))~~ City Planner.
8. Existing conditions map identifying the location, character, and required buffer areas for any critical or sensitive environmental areas including steep slopes, streams, lakes, wetlands, wildlife habitat or migration corridors, woodlands, and existing vegetation in accordance with the definitions and requirements of this code. These must be located by a qualified professional.
9. Photographs identifying existing vegetation, buildings, views, and other characteristics on and off the site, and of and from adjacent properties that may be impacted by the proposed action.
10. Existing topographic contours of the subject property at intervals of not less than five (5) feet, referred to by datum identification.
11. Geotechnical studies identifying the characteristics and capabilities of site soils and landform features.
12. Grading plan identifying roads, streets, building pads, and other major changes in the topographic grade.
13. Site plan indicating the location of any existing and proposed buildings, streets, parking areas, or other impervious surfaces identifying setback, coverage, and other dimensional requirements of this code.
14. Building plan illustrating the size, placement, elevation, architectural detail and character of any existing and proposed structures or improvements.
15. Landscape plan identifying the species, size, placement, irrigation, planting and staking details, and other characteristics of all existing and proposed trees, plantings, contours at two-foot (2') intervals, fences, rockeries, required landscape screens and other site improvements.
16. Access plan identifying the right-of way, pavement, construction material, traffic channelization, and other characteristics of all existing and proposed public and private streets, alleys, parking areas, trails, sidewalks, and other circulation system.
17. Utilities plan identifying the right-of way or easement, size or capacity of all existing and proposed sewer, water, stormwater, power,

telecommunications, and other public or private system.

18. Flood control certification and impact studies including:

- a. elevation in relation to mean sea level of the lowest floor (including basement) of all structures.
- b. elevation in relation to mean sea level to which any structure has been floodproofed.
- c. certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria specified in this code.
- d. description of the extent to which a watercourse will be altered or relocated as a result of the proposed development.

19. Engineering or working drawings in accordance with City Engineer specifications that detail:

- a. street, curb and gutter, parking area, sidewalk, trail, and other transportation system locations, profiles, cross-sections, construction materials and specifications.
- b. sewer and water main sizes, material types, grades, manholes, valves, individual stub lines, hydrants, and stormwater management systems including pipes, swales, oil/water separators and retention/detention ponds, and other public

and private utilities, including easements and/or dedications to the City.

- c. building floor plans, sections, and elevations defining grading, foundation, structural, electrical, mechanical, landscape, materials, finish, and other features.

20. Civil drawings in accordance with City Engineer specifications must be submitted with any building permit for multifamily, commercial and industrial construction. Preliminary civil drawings will be required for preliminary plats.

21. Survey and monument placements in accordance with City Engineer specifications. The site survey will be accomplished under the supervision of a registered land surveyor registered in the State of Washington and will locate monuments or markers on-site for street intersections, roadway placements, lot and block corner lines, and other requirements listed by the City Engineer.

22. Final plat or site plan prepared by or under the supervision of a land surveyor registered in the State of Washington. The final plat or site plan shall conform to the specifications provided by the City Engineer including appropriate certification statements, signatures, and seals.

23. Draft of any proposed public or private covenants, restrictions, or easements.

24. State Environmental Policy Act (SEPA) checklist summarizing the impacts the proposed project action will have on all of the natural and human elements of the environment. The checklist shall include a site plan that identifies the existence of all sensitive environmental areas.

25. Drainage basin resource determination or delineation for streams, wetlands or other water bodies. Submitted plans must include the delineated critical areas and their required buffer.

26. A fee deposit to cover all costs of processing the application.

14.55.010 Acknowledgement of Owner.

All applications shall be signed by the property owner or an authorized representative and shall include an accurate description of the property to be subject to the requested permit.

14.55.012 Vesting.

A. An application for a permit to be processed under the City's Land Use Development Code and that is subject to the Vested Rights Doctrine under Washington State law, vests at such time as a complete application is filed with the Department and all required permit fees are paid. An application is "complete" on the date a complete application is filed, as subsequently determined in the letter of completeness issued by the City Planner or his or her designee.

B. A permit application that is vested under section A shall be reviewed under the development regulations in effect on the date when the complete application is filed.

C. Nothing herein shall be construed to restrict the City from imposing conditions on permits pursuant to the State Environmental Policy Act, RCW Chapter 43.21C, WAC Chapter 197-11, and SMC Chapter 14.90, as long as such conditions do not change any of the requirements of the underlying code section pertinent to the particular development permit.

D. Nothing herein shall be construed to prevent the City from imposing new regulations necessary to protect the public health and safety, including, but not limited to, the requirements of the building, health, and fire codes, as now adopted or as subsequently amended.

E. The following are not subject to the Vested Right Doctrine under Washington State law and vesting under this section:

1. Applications for rezones and comprehensive plan amendments;
2. Applications for site plan development review;
3. Fees associated with permits issued under the Land Use Development Code, including but not limited to fees for permit review, impact mitigation, general City services, and/or utility connections.

14.55.015 Determination of Legal Status of Lot or Parcel.

Prior to further processing of a permit application, the City Planner shall determine whether or not the lot or parcel being developed is a legal lot of record in compliance with State and City regulations. In so determining, the City Planner may require the applicant to provide necessary research and background information.

14.55.020 Consolidation of Permits. If a proposal requires more than one permit, all permits shall be consolidated, consistent with the following:

- A. Reports, hearings, notices, recommendations, and decisions shall address the project as a whole, except when expediency requires otherwise such as when the proponent requires one authorization before another.
- B. The City Planner shall administer the permit process in accordance with all of the requirements set forth in this title for the particular types of permit being applied for.
- C. If one permit cannot be reasonably processed until another is issued, such as a building permit that cannot be processed until a variance is issued, the 120 days within which a notice of decision must be issued for the latter permit shall not begin until the former permit has been issued.
- D. Appeals of more than one of the permits required for a project shall be consolidated in a single appeal if this title provides for the same appellate body to consider each of the appeals.

14.55.030 Concurrency.

- A. For permit processes that require concurrency review in accordance with Chapter 36.70A RCW, the application shall include the traffic study or other information necessary to determine concurrency. The City Planner shall issue the concurrency determination, if applicable, at any appropriate point in the permit process prior to or concurrent with the decision on the permit application.

- B. If construction of any system improvements, which are scheduled to occur concurrent with a development proposal or in the next six years per the Transportation Improvement Plan, will still result in the development causing the level of service of transportation facilities to drop below the standard established in the Comprehensive Plan, the City shall not issue a permit for the development.
- C. The City Planner may exempt from concurrency review those permits typically unassociated with significant traffic generation, such as proposals that will create less than 10 peak hour trips.

14.55.040 Method of Notification.

- A. All notices required by this Development Code shall include the information required by RCW 36.70B.110(2) and the appeal information required by WAC 197-11-680(5), if applicable, provided that:
 - 1. SEPA-related information shall not be required for SEPA-exempt permits; and
 - 2. All notices shall contain at least:
 - a. name of the applicant;
 - b. project description, including permits required;
 - c. project location;
 - d. time period and contact information for commenting; and
 - e. information regarding the public hearing, if applicable.

- B. The public comment period shall extend to and include the 15th day after the date of publication unless the City Planner states a longer period. The date of publication shall be the date on which all of the required methods of publication have been implemented.
- C. Notices of application, hearing, and/or determination of significance/scoping shall be:
 - 1. Mailed by first-class mail to the applicant and all owners of property within 300 feet of any portion of the proposed action according to the County Assessor's current records;
 - 2. Posted on the development site, at location(s) which the City Planner deems suitable to reach the attention of the public, on a sign(s) at least two feet by three feet in size; and
 - 3. Posted at City Hall.
- D. Notices of decision shall be mailed to the applicant, the County Assessor, and anyone who, prior to the decision, requested notice of the decision or submitted substantive comments on the application or was otherwise a party of record.
- E. The City Planner may publicize a given permit proposal more broadly or by additional means than stated herein, if in the City Planner's sole discretion a greater level of public awareness is deemed necessary.
- F. If a public hearing is continued to a date certain, no further notice is required.

14.55.050 120-Day Time Limit – Exceptions. As required by Ch. 36.70B RCW, the City shall issue a notice of

decision (the decision itself in the case of Type 1 permits) on complete project applications within 120 days of the determination that the application is complete, provided that the following time periods shall not count toward the 120 day period:

- A. Any period commencing with a request by the City that the applicant provide any further information or an environmental impact statement until the applicant provides said information.
- B. Any period during which the applicant is not current in payment of City permit review fees.
- C. Any period during which a Comprehensive Plan or development regulation amendment is being processed preliminarily to deciding upon a permit application.
- D. Any period between the initial determination of completeness and any subsequent determination of completeness should the applicant substantially revise the proposal.
- E. Any period during which any decision related to the permit application is being appealed.
- F. Any period mutually agreed upon by the applicant and the City.

14.55.060 120-Day Time Limit - Limitation on Liability. The City shall not be liable for damages due to the City's failure to make a final decision within the time limits specified in these regulations.

14.55.065 Time Limits for Submittal of Required Information. Incomplete Permit Applications:

A. Upon the issuance of a notice of incomplete permit application, the applicant shall submit the necessary information within 90 days. The City Planner may extend this time period an additional 90 days upon written request of the applicant prior to the expiration of the 90-day period.

B. Following a determination that a permit application is complete, the City Planner may notify the applicant when changes or corrections to the application materials are required before a permit may be approved.

Upon the issuance of a notice of required changes or corrections to a complete permit application, the applicant shall submit the necessary information to the City within 90 days. The director may extend this time period an additional 90 days upon written request of the applicant prior to the expiration of the 90-day period.

C. If the information and/or corrections required pursuant to subsections A or B above are not received within the specified timeframe, the City Planner shall notify the applicant that the permit application is nullified. The City Planner shall return all unexpended application fees and deposits.

14.55.070 Delayed Threshold Determination. If the City Planner is unable to make a threshold determination within the same 14 day time period as the determination of completeness, he or she shall issue a notice of application within 14 days of determination of completeness, which notice shall have a comment period of at least 14 days. Thereafter, the City Planner shall issue a notice for SEPA and public hearing if applicable, complying with

the permit procedure applicable to that type of permit.

14.55.075 Development Activity and Associated Regulations.

A. Where modifications to existing buildings and/or existing land uses are proposed, the City Planner shall determine whether a proposed development activity constitutes Full, Partial, or Incidental Development as described below. The purpose of this determination is to specify the extent to which the development site's nonconforming conditions shall be remedied.

B. Full Development refers to construction or development and/or changes in use or occupancy that warrant compliance with all, or virtually all, applicable development regulations. Compliance with applicable development regulations will eliminate all, or virtually all, nonconforming conditions. Examples of Full Development include:

1. Construction of a new primary structure, with or without demolition of an existing primary structure. Where there is a conflict between this section and the non-conforming structure regulations in Ch. 14.82 SMC, the provisions of Ch. 14.82 SMC shall apply.
2. A change of use of the primary structure or the majority of the site, along with the demolition and reconstruction of site's parking, access, or similar significant modifications that affect the appearance and function of, and circulation on, the site.

C. Partial Development refers to construction or development and/or changes in use or occupancy of all or portions of an existing developed site that warrant compliance with those development regulations specifically related to and proportionate to the proposed change. Compliance with applicable development regulations will eliminate nonconforming conditions specifically related to and proportionate to the proposed change. Examples of Partial Development include:

1. Construction or re-construction of an accessory structure.
2. Expansion of an existing structure that results in less than 25 percent increase gross floor area.
3. A change in use of the primary structure with a reconfiguration of the existing off-street parking.

D. Incidental Development. A minor change to a development site that does not warrant compliance with development regulations not directly related to the proposed change. Examples of Incidental Development include:

1. Installation of one or more windows or similar exterior modifications intended as aesthetic improvements.
2. Construction of an enclosure to screen solid waste containers.
3. Removal and replacement of a building sign, except that compliance with all regulations in Ch. 14.245 SMC is required.

4. Building improvements internal to an existing structure.

E. As provided by SMC 14.05.050A, the City Planner shall interpret and apply the provisions of the Land Use Development Code in a consistent manner. The City Planner shall employ consistent reasoning and criteria in determining whether a proposed development activity constitutes Full, Partial, or Incidental Development. Determinations made by the City Planner pursuant to this chapter shall be appealable to the hearing examiner as provided by Ch. 14.75 SMC and Ch. 14.90 SMC.

14.55.080 Permit Conditions.

- A. In granting a permit, the City may attach thereto such conditions as necessary to make the permit compatible with the criteria applicable to that permit.
- B. The City may require, as a condition of any permit approval, the posting of a cash performance bond or other security sufficient to fulfill the requirements of this Development Code and any conditions upon which the permit is granted.
- C. To the extent appropriate and allowed by law, the City may require that conditions of permit approval be recorded as binding on the property and successors in interest.
- D. The following process may be used by the City to provide applicants notice of permit conditions and to receive notice from applicants of any objections to such conditions:
 1. At any point in the permit process, the City may provide written notice to the applicant that the City intends

- to recommend or impose one or more conditions of permit approval and that, if the applicant objects to any of said conditions, the applicant is required to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.
2. For the purpose of this subsection, written notice may be given either by e-mail, fax, first-class mail, or hand delivery.
 3. The applicant's written notice of objections to permit conditions shall be given to, and received by, the City no later than seven calendar days from the applicant's receipt of the written notice from the City.
 4. If the applicant receives written notice from the City of the City's intent to recommend or impose permit conditions within seven calendar days of a hearing on the permit application, then the applicant shall provide written notice to the City of the applicant's objections to any such conditions, which notice shall be given to, and received by, the City at any time prior to the commencement of the hearing. (Ord. 2111, 2006)
3. Short plats;
 4. Boundary line adjustments;
 5. Shoreline management substantial development permits; and
 6. Any permits for which this Development Code establishes a specific permit expiration.
- B. Permits not excepted pursuant to SMC 14.55.100A shall expire two years after the date of issuance, if substantial progress has not been made toward completing the development, or within five years, if construction has not been completed. The City shall mail notice of the expiration of any permit application to the address of the applicant as contained in the permit file and shall also place a copy of the expiration notice in the file. If the City fails to mail the expiration notice, the permit period shall not be extended except as provided in SMC 14.55.100C.
 - C. The City Planner, in his or her sole discretion may extend the date of permit expiration for one year upon written request by the applicant received prior to said permit's expiration. The applicant's written request shall include justification for the delay and reasonable grounds for the extension.

14.55.090 Assignability of Permits.

Development permits shall run with the land and be freely assignable.

14.55.100 Permit Expiration.

A. This section shall apply to all permits except the following:

1. Building permits;
2. Preliminary plats;

14.55.110 Minor Changes.

A. The City Planner may approve minor changes to the permit only if the proposed changes:

1. Do not create any additional lots or impacts;
2. Are so insignificant that, in the City Planner's judgment, the changes

would not have affected the decision of the original decision-makers; and

3. The proposal still complies with the Development Code.

B. If the City Planner determines that proposed changes are not minor, then the applicant shall either reduce the proposed changes or submit a new permit application for the revisions.

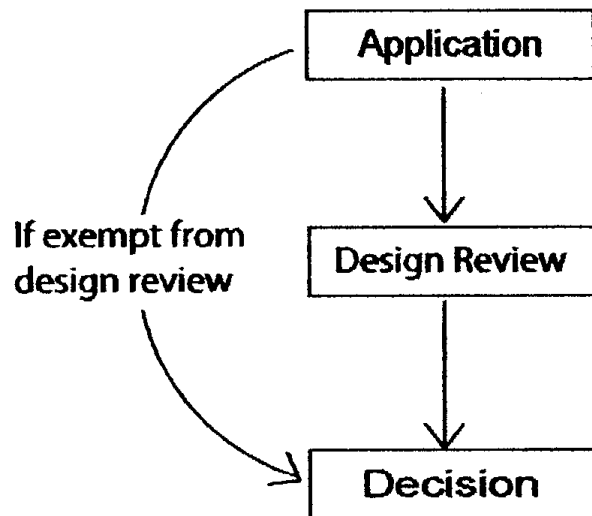
14.55.120 Time Deadlines Falling on Non-Business Days. Any time deadline established by this title that falls on a day on which the Snohomish City Hall is closed shall extend to the next business day.

14.55.130 Minor Procedural Errors Shall Not Invalidate Proceedings. Minor errors in permit procedures, such as unintended inaccuracies in any public notice that still result in adequate notice, shall not invalidate a permit proceeding.

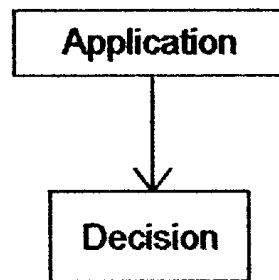
14.55.140 Stay of Further Permits in the Event of Appeal. When any City action taken pursuant to this Development Code is administratively or judicially appealed, the City Planner may stay further permit issuances for the use or improvement to which the appeal relates until the appeal has been resolved.

14.55.150 Permit Flow Diagrams. The following permit flow diagrams of the various permit processes are for illustrative purposes only. (Ord. 2082, 2005)

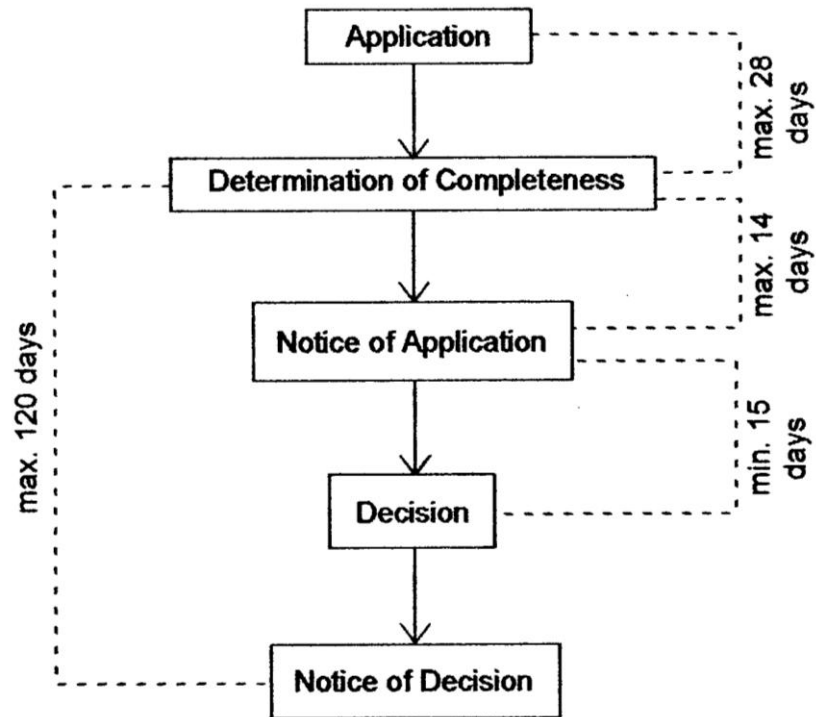
TYPE 1 PERMIT



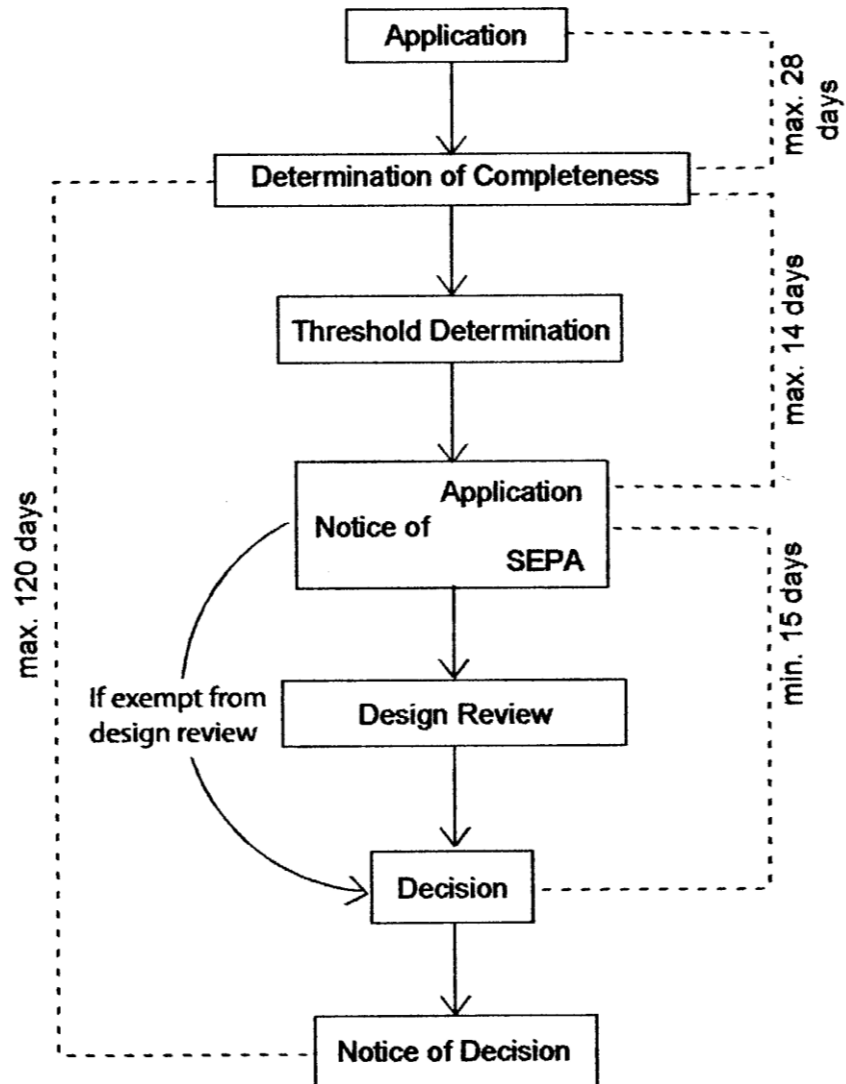
TYPE 2 PERMIT



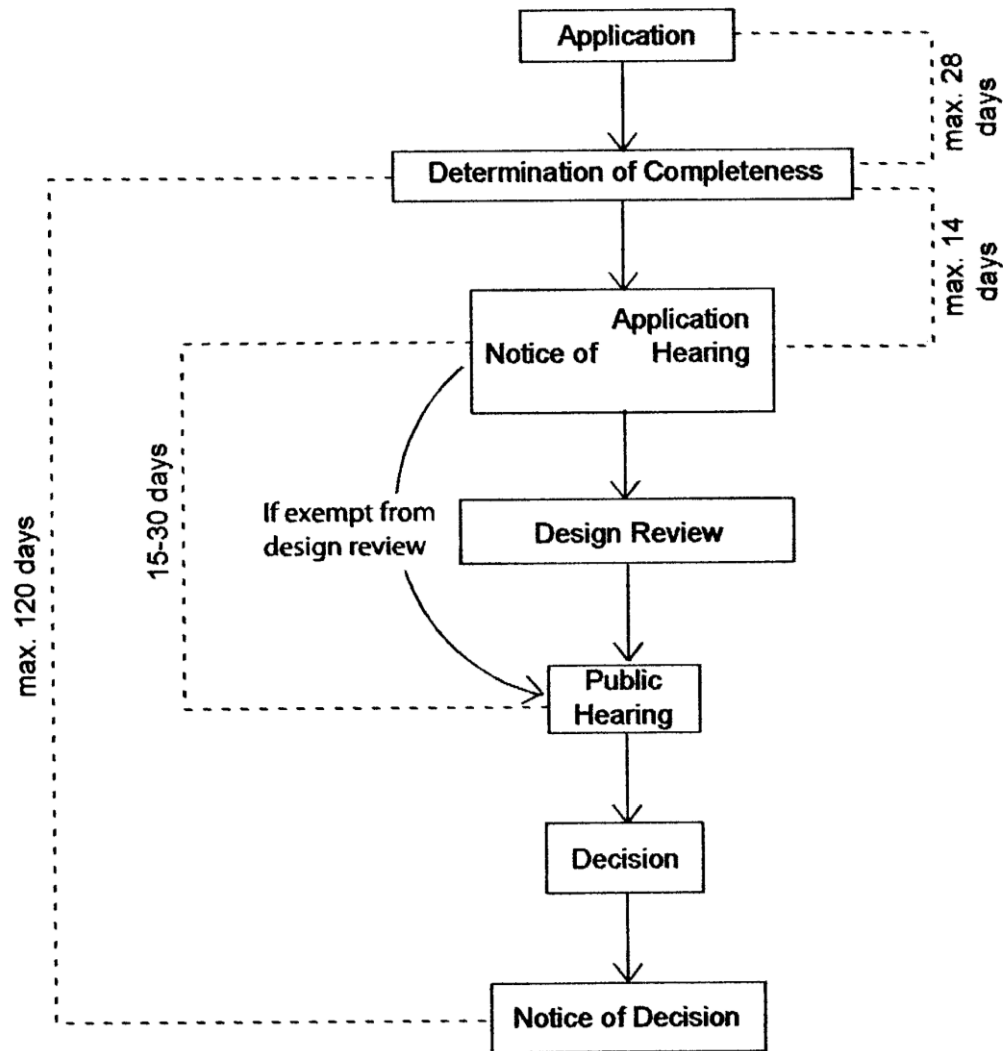
TYPE 3 PERMIT



TYPE 4 PERMIT



TYPE 5 PERMIT



TYPE 6 PERMIT

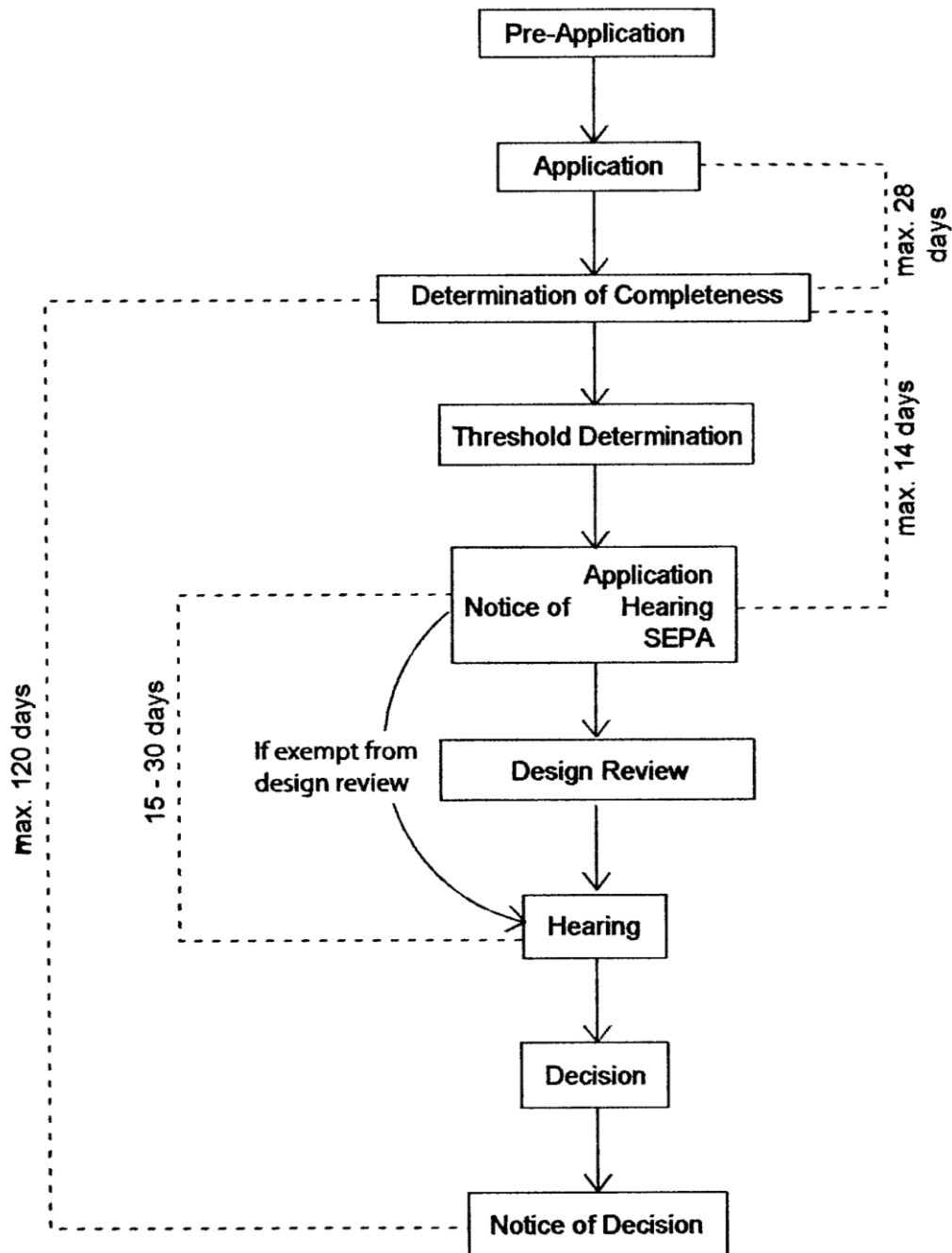


EXHIBIT B

Chapter 14.207

LAND USE TABLES

Sections

14.207.010	Guide to Use of Land Use Tables
14.207.020	Permitted Uses
14.207.030	Conditional Use Permits
14.207.040	Specific Regulations Pertaining to the Use in the Land Use Designation
14.207.050	Uses Not Permitted in a Land Use Designation
14.207.060	Interpretation of the Land Use Tables
14.207.070	Residential Land Use Table
14.207.075	Residential Land Use: Regulations
14.207.080	General Services Land Use Table
14.207.085	General Services Land Use: Regulations
14.207.090	Government/Business Services Land Use Table
14.207.095	Government/Business Services Land Use: Regulations
14.207.100	Retail Land Use Table
14.207.105	Retail Land Use: Regulations
14.207.110	Manufacturing Land Use Table
14.207.115	Manufacturing Land Use: Regulations
14.207.120	Regional Land Use Table
14.207.125	Regional Land Use: Regulations
14.207.130	Recreational/Cultural Land Use Table
14.207.135	Recreational/Cultural Land Use: Regulations
14.207.140	Resource Land Use Table
14.207.145	Resource Land Use: Regulations
14.207.150	Essential Public Facility Table

14.207.155	Essential Public Facility: Regulations
14.207.160	Accessory Uses

14.207.010 Guide to Use of Land Use Tables.

- A. The use of a property is considered permanent when that use has been in continuous operation for more than sixty days. A use for less than sixty days is considered a temporary use (see Chapter 14.60 SMC).
- B. The land use tables in SMC 14.207.120 through 14.207.200 determine whether a use is allowed in a land use designation. The land use designations set forth in Chapter 14.205 SMC relate to the tables' columns while the land uses relate to the tables' rows.
- C. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.

14.207.020 Permitted Uses. If the letter "P" appears in the box at the intersection of the column and the row, the use is permitted in that district, subject to the review procedures and general requirements specified in Title 14 SMC.

14.207.030 Conditional Use Permits. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed only if the City grants a conditional use permit for that use per SMC 14.65.010.

14.207.040 Specific Regulations Pertaining to the Use in the Land Use Designation. If in addition to a "P" or "C" a number appears

in the box at the intersection of the column and the row, then the corresponding regulation in the section following the land use table applies to the use.

14.207.050 Uses Not Permitted in a Land Use Designation. If there is neither a “P” or a “C” in the box at the intersection of the column and the row, the use is not allowed in that land use designation.

14.207.060 Interpretation of the Land Use Tables.

- A. If a proposed land use is not specifically listed in a land use table, the City Planner shall determine whether the land use will be allowed in a land use designation. The City Planner shall make that determination based on consistency with the purposes of Title 14 SMC and the Comprehensive Plan, considering the following factors:
 1. The physical characteristics of the use and its supporting structures, including scope, traffic, hours of operation, and other impacts.
 2. Whether the use is compatible with other uses permitted in the land use designation.
- B. The City Planner shall issue a written interpretation formalizing the determination, in order to make a record of the decision and establish a clear precedent for similar future occurrences. The issuance of an interpretation by the City Planner may be appealed in accordance with the provisions of SMC 14.75.010.

TABLES AND REGULATIONS

14.207.070 Residential Land Use Table.

Land Use	Open Space Urban Horticulture Single Family Residential Multi-family Residential - 12 Units per acre Multi-family Residential - 18 Units per acre Multi-family Residential - 24 Units per acre Commercial Neighborhood Business Historic Business District Business Park Industrial Airport Industry Mixed Use													
	OS	UH	SF	MF 12	MF 18	MF 24	CO	NB	HB	BP	IND	AI	MU	
Dwelling Units														
Caretaker residence	p5							p14		p5	p5			
Efficiency dwelling unit					p	p	p		p					
Manufactured home		p1	p	p	p	p							p	
Mobile home park				c9	c9	c9								
Multifamily				p	p	p	p10		p	c6			p7	
Senior citizen assisted			c	c	c	c	c		p	p			p7	
Single-family detached		p1	p	p	p	p			p				p	
Group Residences														
Community residential facility-CRF			c	c	c	c	c		c				p7	
CRF-prisoner release											c			
Dormitory						c	c		c			p8	p7	
Accessory Uses														
Accessory dwelling units			p2	p2	p2	p2	p2	p14	p2				p2	
Accessory structures			p	p	p	p								
Accessory uses		p11	p11	p11	p11	p11								
Home occupation		p3	p3	p3	p3	p3	p3		p3				p	
Limited agricultural uses		p12	p12											
Animals (see Ch. 7.04 SMC)														
Private kennels (see Ch. 7.04 SMC)														
Temporary Lodging														
Bed and breakfast			c4	p	p	p	p		p				p	
Bed and Breakfast Inn			c15	p	p	p	p		p				p	
Hotel/motel						p	p		p				p	
Organization hotel/lodging houses					p	p	p		p				p	
Recreational Vehicle Parks											c13			

(Ord. 2143, 2008; Ord. 2180, 2009; Ord. 2193, 2010)

14.207.075 Residential Land Use: Regulations.

1. Related to the operation of a farm, one (1) unit per ten (10) acres.
2. Accessory dwelling units must meet the following conditions:
 - a. One (1) unit must be owner occupied.
 - b. The design of any exterior alteration or new structure necessary for the unit must comply with the City's design standards adopted in Chapters 14.225 and 14.230 SMC.
 - c. One (1) additional on-site parking space must be provided.
 - d. If the accessory unit is in a separate structure, it must be no greater than eight hundred (800) square feet or half the floor area of the existing structure, whichever is less.
3. Home occupations must meet the following conditions:
 - a. The occupation shall be conducted within an enclosed building.
 - b. No indication of the occupation, such as outdoor storage areas, abnormally higher traffic volumes, noise, vibration, dust, smoke or odors, shall be evident from outside the building in which the occupation is located.
 - c. The occupation shall not produce ground water pollution or introduce objectionable waste into the City sewer system.
 - d. Not more than one (1) person outside the immediate family group residing on the premises shall engage in such occupation.
 - e. Signing must comply with Chapter 14.245 SMC.
 - f. The occupation cannot exceed twenty-five percent (25%) of the home square footage.
 - g. The occupation must have a City business license.
 - h. The premises must be occupied by the occupation owner.
4. Bed & Breakfast (B&B) establishments must meet the following conditions:
 - a. The residence must be owner-occupied.
 - b. The Design Review Board must review the plan for off-street parking and, if the property is located within the Historic District, the design of the sign.
 - c. No more than four B&B rooms per residence.
 - d. One (1) on-premise parking space must be provided per B&B room, in addition to parking required for the residence.
 - e. B&B rooms must be located in the structure of the principal residence.
 - f. No meals other than breakfast shall be provided, and no meals shall be sold to non-renters.
 - g. No room shall be rented to the same person or persons for more than thirty (30) days per year.
 - h. No rooms shall be rented on a permanent basis, and no other business activity may be conducted on the premises.

- i. The B&B must maintain a City business license.
5. Employee living quarters as an accessory use shall meet the following conditions:
 - a. Living quarters shall be restricted to the use of caretakers, watchmen, and special employees in training.
 - b. Living quarters may be a separate building, manufactured home, or a portion of another building.
 - c. Only two (2) dwelling units shall be used for employee living quarters.
 6. Multi-family housing is allowed in conjunction with commercial use as a mixed use.
 - a. The gross square footage of multi-family housing must not exceed the gross square footage of commercial use.
 - b. Multiple family density may not exceed eighteen (18) units/acre, in accordance with Chapter 14.210 SMC.
 7. Requires an approved administrative development plan. (Ord. 2111, 2006)
 8. In conjunction with specialized school.
 9. Must meet mobile home park design requirements set forth in SMC 14.210.220.
 10. Except where a higher density is permitted by SMC 14.285.060 for low-income senior housing, multi-family residential density may not exceed eighteen (18) units per acre, in accordance with SMC 14.210.210. (Ord. 2143, 2008)
 11. Signs, fences, landscaping and screening in compliance with Title 14 SMC.
 12. Agricultural uses shall be limited in accordance with SMC 14.210.320.
 13. Recreational Vehicle Parks must meet the following conditions:
 - a. Maximum of fifteen (15) dwelling units per acre.
 - b. Type III landscaping as defined in SMC 14.240.040(F)(3) shall be required along all property lines.
 - c. An emergency flood evacuation plan must be submitted to the City and be approved by the City Planner and City Fire Official. The City Planner and City Fire Official shall develop minimum requirements for the contents of flood evacuation plans.
 - d. Must comply with the requirements of Chapter 20.04 SMC relating to the establishment of trailer camps.
 - e. Length of stay shall be a total of not more than ninety (90) days in any calendar year.
 - f. Recreational trailer camps shall be only permitted south of the Snohomish River.
 14. Employee and/or accessory living quarters as an accessory use shall meet the following conditions:
 - a. Living quarters must be on the second floor above the primary commercial use on the site.

- b. The density of the employee and/or accessory living quarters shall not exceed the density of the highest density adjacent residential designation.

15. A Bed and Breakfast Inn must be located less than 300 feet from and have access to a street designated as a collector or arterial.

(Ord. 2092, 2006; Ord. 2104, 2006; Ord. 2180, 2009)

14.207.080 General Services Land Use Table.

Land Use	<div> <div>Open Space</div> <div>Urban Horticulture</div> <div>Single Family Residential</div> <div>Multi-family Residential - 12 Units per acre</div> <div>Multi-family Residential - 18 Units per acre</div> <div>Multi-family Residential - 24 Units per acre</div> <div>Commercial</div> <div>Neighborhood Business</div> <div>Historic Business District</div> <div>Business Park</div> <div>Industrial</div> <div>Airport Industry</div> <div>Mixed Use</div> </div>												
	OS	UH	SF	MF 12	MF 18	MF 24	CO	NB	HB	BP	IND	AI	MU
Personal Services													
Adult uses											p7		
Automotive repair							p		p1	p1	p	p1	
Automotive service							p		p	p	p	p	p
Cemetery, columbarium or mausoleum							p		p	p	p		
Childcare				p2	p2	p2	p	p2		p			p2
Childcare, Family-12 children or less		c	c	c	c	c	c		c				c
Childcare, Family- 6 children or less		p	p	p	p	p	p		p				p
Churches, synagogue, temple			c10	c	c	c	c		p	p	p	p	
Community stable		p			c								
Congregate care, 6 or more		c	c	c	c	c	c		c				c
Funeral home/crematory							p		p	p	p		
General personal services							p		p	p	p	p	p
Industrial launderers										p	p		
Commercial kennel or cattery		p4	p4				p				p	p	
Animal grooming w/o kenneling/boarding							p		p	p	p		p
Miscellaneous repair							p		p	p	p	p	p
Social services							p2		p	p	c		c
Veterinary clinic w/o kenneling/boarding		c8					p4		p4	p4	p		p4
Veterinary clinic w/ kenneling/boarding		c8					p4			p4	p		p4
Health services													
Hospital							p		p	p	p		p
Medical/dental lab							p		p	p	p		p
Miscellaneous health							p		p	p	p		p
Nursing and personal care facilities			c6	c	c	c	p		p	p	p		p
Office/patient clinic							p	p	p	p			p
Education Services													
Elementary or middle/junior			c	c	c	c							p
School district support facility				c	c	c	p		p	p	p		p5
Secondary or high school			c	c	c	c							p
Specialized instruction school		c	c	c	c	c	p		p	p		p	p
Vocational school				c	c	c	p		p	p	p	p	p

(Ord. 2180, 2009; Ord. 2193, 2010)

14.207.085 General Services Land Uses: Regulations.

1. Except tire retreading. See Manufacturing Land Uses Table.
2. Subject to a child drop off and pick up system that meets DSHS standards and subject to design features and a time schedule for use of outside play areas that will protect adjacent uses from significant noise levels.
3. Only as an accessory to a cemetery.
4. Animal cremation services are not permitted. (Ord. 2193, 2010)
5. Only when adjacent to an existing or proposed school.
6. Semi-care dwelling units may be allowed in conjunction with a nursing home under the following conditions:
 - a. The property where the semi-care units are located is adjacent to the property where the nursing home is located.
 - b. No more than two persons shall occupy each semi-care dwelling unit.
 - c. The ratio of semi-care dwelling units to full-time patients in the nursing home shall not exceed one to one.
 - d. Each semi-care unit structure shall not exceed 2,400 feet in area and shall not contain more than four semi-care dwelling units.
 - e. Each semi-care unit structure shall not exceed one story or twenty (20) feet in height, whichever is more restrictive.
- f. The design of each building and layout of all structures shall be compatible with the appearance of the surrounding single-family area.
7. Adult uses will be allowed in the area designated for Industry located between Bonneville Avenue, Highway 9 and Seventh Street.
8. Limited to large animal veterinaries.
9. Site must be located less than 300 feet from a street designated as a collector or arterial.

14.207.090 Government/Business Services Land Use Table.

Land Use	Open Space	Urban Horticulture	Single Family Residential	Multi-family Residential - 12 Units per acre	Multi-family Residential - 18 Units per acre	Multi-family Residential - 24 Units per acre	Commercial	Neighborhood Business	Historic Business District	Business Park	Industrial	Airport Industry	Mixed Use	
	OS	UH	SF	MF 12	MF 18	MF 24	CO	NB	HB	BP	IND	AI	MU	
	Government services													
	Communications facility, minor			p	p	p	p		c	p	p	p	p	
	Court						p		p	p	p		p	
	Fire Facility			c1	c1	c1	c1	p		p	p	p	p	c
	Police facility							p		p	p	p		c
	Public agency archives							p		p	p	p	p	p
	Public agency office							p		p	p	p	p	p
	Public agency yard							p			p	p	p	c
Sub regional utility		c	c	c	c	c	c		c	c	c	c	c	
Business Services														
Professional office							p		p	p	p	p	p	
Automobile Dismantling											c10		c10	
Automobile wrecking & scrap metal											c11			
Automotive parking							p		c	p	p	p	p	
Automotive rental and leasing							p		p6	p	p	p	p6	
Commercial/industrial accessory uses							p7		p7	p7	p	p	p7	
Communication offices							p2		p2	p	p	p	p2	
Construction and trade							p2		p2	p2	p	p	p2	
Farm product refrigeration/storage		p6					p6			p	p	p		
Farm product warehousing		p6					p6			p6	p	p	p6	
Freight and cargo service							p2		p2	p	p	p	p2	
General business service							p		p	p	p	p	p	
Heavy equipment and truck repair							p			p	p	p	p	
Helipad												p		
Individual transportation and taxi							p2		p2	p	p	p	p2	
Log Storage											p			
Miscellaneous equipment rental							p		p6	p	p	p	p6	
Outdoor advertising service							p6		p6	p6	p	p		
Passenger transportation service							p2		p2	p	p	p	p2	
Professional sport teams/promoters							p2		p2	p2	p	p	p2	
Research, development and testing							p		p	p	p	p	p	
Self-service storage				p4	p4	p4	p6			p	p	p		
Telegraph and other communications							p2		p2	p	p	p	p2	
Transportation service							p2		p2	p	p	p	p2	
Trucking and courier service							p2		c3	p	p	p	p2	
Warehousing and wholesale trade							p6			p6	p	p	p2	

(Ord. 2180, 2009)

14.207.095 Government/Business Services
Land Uses: Regulations.

1. Fire facilities shall meet the following conditions:
 - a. All buildings and structures shall maintain a minimum distance of twenty (20) feet from adjoining residential property lines.
 - b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty-five (35) feet from such street.
 - c. No outside storage.
2. Limited to office use and related parking for vehicles and equipment.
3. Limited to courier service, except by air.
4. Accessory to a multi-family development of at least twelve units, provided that:
 - a. The gross floor area in the self-service storage shall not exceed the total gross floor area of the multi-family dwellings.
 - b. All outdoor lights shall be shaded and deflected downward away from all adjoining property.
 - c. The use of the facility shall be limited to the occupants' household goods.
 - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers, or similar equipment.
 - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals.
 - f. No residential occupancy of the storage units.
 - g. No business activity other than the rental of storage units by occupants.
 - h. A resident shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
 - i. May not be located within any required setback.
5. Limited to products grown on-site.
6. No outdoor storage unless it is screened.
7. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
8. Limited to emergency medical evacuation sites in conjunction with police, fire, or health services facility.
9. Cellular communication antennas shall be allowed without a conditional use permit, provided that there are no more than one set of 3 antennas located on a replacement utility pole that is no more than twenty feet higher than the original pole, that all ground mounted or lower pole mounted equipment is located away from the street the pole is adjacent to on private or public owned property; and that the equipment is enclosed in an enclosure which is approved by the City of Snohomish PDS staff.
10. All activities must be within an enclosed building.

14.207.100 Retail Land Use Table.

Land Use	<div><div>Open Space</div><div>Urban Horticulture</div><div>Single Family Residential</div><div>Multi-family Residential - 12 Units per acre</div><div>Multi-family Residential - 18 Units per acre</div><div>Multi-family Residential - 24 Units per acre</div><div>Commercial</div><div>Neighborhood Business</div><div>Historic Business District</div><div>Business Park</div><div>Industrial</div><div>Airport Industry</div><div>Mixed Use</div></div>													
	OS	UH	SF	MF 12	MF 18	MF 24	CO	NB	HB	BP	IND	AI	MU	
Retail land uses														
Agricultural crop sales							p		p	p	p		p	
Apparel and accessory stores							p	p4	p	p			p	
Auction houses							p		p		p	p		
Auto supply store							p3		p3	p3	p		p3	
Bldg., hardware & garden materials		p1					p		p	p	p		p	
Book, stationary, video and art supply							p	p4	p	p	p		p	
Bulk retail							p		p	p	p		c	
Department and variety stores							p		p	p			p	
Drug stores							p		p	p	p		p	
Eating, drinking							p	p6	p	p	p	p	c	
Fabric shops							p		p	p	p		p	
Florist shops							p	p4	p	p			p	
Food stores							p	p4/5	p	p	p2		p	
Forest products sales							p		p	p	p			
Fuel dealers							p			p	p	p		
Furniture and home furnishing stores							p		p	p			p	
Gasoline service station							p		p	p	p	p	c	
Hobby, toy and game shops							p	p4	p	p	p		p	
Jewelry stores							p		p	p			p	
Liquor stores							p		p	p	p		p	
Monuments, tombstones, gravestones							p			p	p		c	
Motor vehicle and boat dealers							p		p	p	p		c	
Personal medical supply stores							p		p	p			p	
Pet store w/ or w/o grooming							p	p4	p	p	p		p	
Photographic and electronic shops							p		p	p	p		p	
Sporting goods and related stores							p		p	p	p		p	
Used goods: antiques/second hand							p		p	p	p		p	

(Ord. 2180, 2009; Ord. 2193, 2010)

14.207.105 Retail Land Uses: Regulations.

1. Only garden materials shall be permitted.
2. a. Limited to fresh agricultural products.

b. Covered sales area shall not exceed 1,000 square feet.
3. Only the sale of new or reconditioned automobile supplies is permitted.
4. The store size shall be limited to 3000 gross square feet.
5. With no gasoline sales.
6. With no drive thru food pick up.

14.207.110 Manufacturing Land Use Table.

Land Use	<div> <div>Open Space</div> <div>Urban Horticulture</div> <div>Single Family Residential</div> <div>Multi-family Residential - 12 Units per acre</div> <div>Multi-family Residential - 18 Units per acre</div> <div>Multi-family Residential - 24 Units per acre</div> <div>Commercial</div> <div>Neighborhood Business</div> <div>Historic Business District</div> <div>Business Park</div> <div>Industrial</div> <div>Airport Industry</div> <div>Mixed Use</div> </div>												
	OS	UH	SF	MF 12	MF 18	MF 24	CO	NB	HB	BP	IND	AI	MU
Manufacturing land uses													
Aircraft, ship and boat building							c7				p	p	
Apparel & other textile products										p	p	c	
Computer and office equipment							p9			p9	p	p9	p9
Custom metal working							p9			p	p		c9
Electronic and other electric equipment							p9			p9	p	p9	c9
Fabricated metal products							p9			p9	p	p9	c9
Food and kindred products		c1							p2	p2	p2	p2	
Furniture and fixtures									p	p	p		c
Heavy machinery and equipment							p9			p9	c	p9	c9
Industrial and commercial machinery							p9			p9	p	p9	c9
Leather and leather goods							p6		p6	p6	p		c6
Measuring and controlling instruments							p			p	p		c
Miscellaneous light manufacturing							p9			p	p	p	c9
Miscellaneous transportation vehicles											p		
Motor vehicle and bicycle manufacturing							p9			p	p		c9
Movie production/distribution									p	p	p		p
Paper and allied products											p		
Printing and publishing							p		p	p	p		c
Railroad equipment											p	p	
Stone, clay, glass and concrete products							p8		p8	p8	p		c9
Textile mill products										p	p		
Tire retreading											c		
Winery/brewery			p3				p		p	p	p		c
Wood products		c4					p5		p5	p	p		c5

(Ord. 2180, 2009)

**14.207.115 Manufacturing Land Uses:
Regulations.**

1. Limited to agricultural products grown on-site; provided that structures and areas used for processing shall maintain a minimum distance of seventy-five (75) feet from property lines adjoining residential areas.
2. Except slaughterhouses.
3. Only as a home occupation.
4. Limited to rough milling and planing of products grown on-site with portable equipment.
5. Limited to the manufacture of wood cabinets, furniture, home furnishings, ((and)) millwork (excluding planing mills), and similar products.
6. Only within enclosed buildings and as accessory uses to retail sales. No uses associated with tanning and finishing.
7. Boat building or water related manufacturing uses are allowed in the shoreline management area of the Snohomish River in accordance with the City's Shoreline Management Master Program and shoreline development regulations as set forth in Chapter 14.250 SMC.
8. Only within enclosed buildings and with accessory uses to retail sales except asbestos.
9. Only within enclosed buildings and with accessory uses to retail sales limited to assembly of elements shipped to the site into a final product for sale on-site.

Open Space

Urban Horticulture

Single Family Residential

Multi-family Residential - 12 Units per acre

Multi-family Residential - 18 Units per acre

Multi-family Residential - 24 Units per acre

Commercial

Neighborhood Business

Historic Business District

Business Park

Industrial

Airport Industry

Mixed Use

Land Use

OS UH SF 12 18 24 CO NB HB BP IND AI MU

(Ord. 2180, 2009)

14.207.125 Regional Land Uses:
Regulations.

1. For arboretum -- see Recreational/
Cultural Land Use Table.
2. Except outdoor shooting ranges.
3. Twenty-four (24) hour holding cells as
part of City Police Department.
4. Major communication facilities are
permitted on existing utility towers
where the new facility will not exceed
the height of the existing tower. In all
other instances, a conditional use permit
is required. (Ord. 2092, 2006)

14.207.130 Recreational/Cultural Land Use Table.

Land Use	Open Space Urban Horticulture Single Family Residential Multi-family Residential - 12 Units per acre Multi-family Residential - 18 Units per acre Multi-family Residential - 24 Units per acre Commercial Neighborhood Business Historic Business District Business Park Industrial Airport Industry Mixed Use													
	OS	UH	SF	MF 12	MF 18	MF 24	CO	NB	HB	BP	IND	AI	MU	
Park and Recreation														
Campgrounds	p													
Community stables		c												
Destination resorts							p		p			p		
Marina		c					p		p					
Public park	p	p	p	p	p	p	p		p	p	p	p	p	
Public Trails	p	p	p	p	p	p	p		p	p	p	p	p	
Recreational center							p			p				
Recreational vehicle park							p2							
Amusement/Entertainment														
Amusement arcades							p		p	p	p		p	
Bowling center							p			p				
Golf driving range												c		
Golf facility							p							
Plays/theatrical production							p		p	p			p	
Shoot range											c6			
Sports club							p		p	p	p		p	
Theater							p		p	p				
Cultural														
Arboretum			p	p	p	p	p		p	p	p	p	p	
Conference center							p		p	p	p	p	p	
Library			c	c	c	c	p		p				p	
Museum			c	c	c	c	p		p	p	p		p	

(Ord. 2180, 2009)

14.207.135 Recreational/Cultural Land

Uses: Regulations.

1. The following conditions and limitations shall apply:
 - a. No stadiums on sites less than ten acres.
 - b. Lighting for structures and fields shall be directed so as to minimize the impact on adjacent residential areas.
 - c. Structures or service yards shall maintain a minimum distance of fifty (50) feet from adjoining residential property lines.
2. Recreational vehicle parks are subject to the following conditions and limitations:
 - a. The maximum length of stay of any unit shall not exceed 180 days.
 - b. The minimum distance between recreational vehicle pads shall be no less than ten (10) feet.
 - c. Sewage disposal shall be by sewer service obtained from the City of Snohomish sanitary sewer utility.
3. Limited to transient moorage and shall not create a need for on-site services.
4. Only non-commercial recreational facilities.
5. Structures, driving ranges, and lighted areas shall maintain a minimum distance of fifty (50) feet from adjoining residential property lines.
6. Only in an enclosed building.

14.207.140 Resource Land Use Table.

Land Use	<div><div>Open Space</div><div>Urban Horticulture</div><div>Single Family Residential</div><div>Multi-family Residential - 12 Units per acre</div><div>Multi-family Residential - 18 Units per acre</div><div>Multi-family Residential - 24 Units per acre</div><div>Commercial</div><div>Neighborhood Business</div><div>Historic Business District</div><div>Business Park</div><div>Industrial</div><div>Airport Industry</div><div>Mixed Use</div></div>														
	OS	UH	SF	MF 12	MF 18	MF 24	CO	NB	HB	BP	IND	AI	MU		
Resource Land Uses															
Growing and harvesting crops		p													
Raising livestock, small animals		p	p4				p4			p4	p4	p4			
Forestry															
Forest research	p	p								p2	p2	p2			
Growing and harvesting forest products		p													
Fish and wildlife management															
Aquaculture		p1													
Hatchery/fish preserve		p1													
Wildlife shelters		c													
Mineral															
Asphalt paving mixtures and blocks											c				
Mineral extraction										c3	c				
Processing of minerals											c				
Resource accessory uses															
Resource accessory uses		p													

(Ord. 2180, 2009; Ord. 2193, 2010)

14.207.145 Resource Land Uses:
Regulations.

1. May be subject to the provisions of the City's Shoreline Master Program, shoreline development regulations, and floodplain regulations.
2. Only forest research conducted within an enclosed building.
3. Only within an approved enclosed or contained facility subject to appropriate county and state requirements.
4. The keeping of animals shall conform to the provisions of Title 7 SMC. (Ord. 2193, 2010)

Open Space

Urban Horticulture

Single Family Residential

Multi-family Residential - 12 Units per acre

Multi-family Residential - 18 Units per acre

Multi-family Residential - 24 Units per acre

Commercial

Neighborhood Business

Historic Business District

Business Park

Industrial

Airport Industry

Mixed Use

Land Use

OS UH SF MF 12 MF 18 MF 24 CO NB HB BP IND AI MU

(Ord. 2180, 2009)

14.207.155 Essential Public Facilities: Regulations. Pursuant to the State Growth Management Act, Ch. 36.70A RCW, the siting and regulation of essential public facilities shall be consistent with the countywide essential public facilities siting process as adopted by Snohomish County.

14.207.160 Accessory Uses. Accessory uses and structures are allowed for all uses in all land use designations consistent with applicable regulations and unless specifically prohibited or the context clearly indicates otherwise. (Ord. 2082, 2005)

EXHIBIT C

Chapter 14.235

OFF-STREET PARKING, LOADING, AND ACCESS REQUIREMENTS

Sections:

14.235.010	Required Off-Street Parking
14.235.020	Interpretation of Tables
14.235.030	Parking Requirements for Uses Not Specified
14.235.040	Parking Requirements for Existing and New Structures in the Historic Business District Land Use Designation
14.235.045	<u>Parking Requirements for Existing and New Structures in the Pilchuck District Land Use Designation</u>
14.235.050	Parking Requirements for Senior Citizens' Multi-Family Units
14.235.055	Parking Requirements for Low-Income Multi-Family Units
14.235.060	Mixed Occupancies
14.235.070	Joint Uses of Parking Facilities
14.235.080	Conditions Required for Joint Use
14.235.090	Location of Parking Spaces
14.235.100	Use of Parking Spaces Accessory to Residences
14.235.110	Parking Plans Required Prior to the Issuance of a Building Permit
14.235.120	Allowance for Compact Cars
14.235.130	Minimum Requirements for Off-Street Parking
14.235.140	Off-street Loading Space Requirements
14.235.150	Access to Parking from Alleys

14.235.160	Vehicle Capacity for Drive- Through Service Access
14.235.170	Parking Requirements for Residential Land Uses
14.235.180	Parking Requirements for General Services Land Uses
14.235.190	Parking Requirements for Government/Business Services Land Uses
14.235.200	Parking for Retail Land Uses
14.235.210	Parking for Manufacturing Land Uses
14.235.220	Parking for Regional Land Uses
14.235.230	Parking for Recreational/ Cultural Land Uses
14.235.240	Parking for Resource Land Uses
14.235.250	Parking for Essential Public Facilities Land Uses
14.235.260	Minimum Standards for Conventional Off-Street Parking
14.235.270	Minimum Standards for Interlocking Off-Street Parking
14.235.280	Acceptable Parking Designs
14.235.290	Acceptable Parking Designs

14.235.010 Required Off-Street Parking.

Every building hereafter erected, and every building, or portion thereof, in which there is a change of use resulting in an increase in required parking as described by the appropriate land use classification in the Parking Requirements Tables (Sections 14.235.170 through 14.235.250), shall be provided with sufficient off-street parking spaces to accommodate the building's use as specified in the Parking Requirements Tables and elsewhere in this chapter. The parking spaces shall be permanently maintained and made available for parking purposes.

14.235.020 Interpretation of Tables. Off-street parking requirements are determined based on land use. There are nine tables of off-street parking requirements for generalized land use categories, as follows:

1. Residential land uses
2. General services land uses
3. Government/business services land uses
4. Retail land uses
5. Manufacturing land uses
6. Regional land uses
7. Recreational/cultural land uses
8. Resource land uses
9. Essential public facilities land uses.

Each table has two or three columns. The first column describes the land use. The second column specifies the parking requirement of the land use. The third column, if any, specifies the supplemental off-street parking requirements of the land use. Parking requirements are set forth on a per unit or per square foot basis.

14.235.030 Parking Requirements for Uses Not Specified. Where the parking requirements for a use are not specifically defined herein, the parking requirements for such use shall be determined by the City Planner. Such determination shall establish reasonable parking for the use on a case-by-case basis after consultation with the City Engineer. The applicant may be required to provide sufficient information to demonstrate that the parking demand for a specific use will be satisfied, based upon existing uses similar to the proposed use and other relevant factors. Unless otherwise

waived by the City Planner, the applicant shall have a parking study for the proposed use prepared by a consultant with professional expertise in preparing traffic and parking analysis.

14.235.040 Parking Requirements for Existing and New Structures in the Historic Business District Land Use Designation.

- A. The provisions of this section shall take precedence over other provisions of Chapter 14.235 SMC.
- B. Off-street parking shall be required for the construction or addition of new building floor area.
- C. For new building area containing commercial, retail, and service uses, one off-street parking space shall be provided for each 400 gs.
- D. No building in existence on August 4, 1998 and situated within the Historic Business District land use designation shall be required to provide additional off-street parking as a condition of the following:
 1. Remodeling or renovation of existing floor space.
 2. Changes in use.
 3. For any deck, patio or other exterior seating or eating area constructed as a part of an existing eatery or drinking establishment.
- E. No off-street parking in existence on May 27, 2010 that satisfies the off-street parking requirements of this Code shall be eliminated unless replaced/relocated as otherwise allowed.

(Ord. 2188, 2010)

14.235.045 Parking Requirements for Existing and New Structures in the Pilchuck District Land Use Designation.

A. The provisions of Chapter 14.212 SMC shall take precedence over conflicting provisions of Chapter 14.235 SMC for development and land uses within the Pilchuck District land use designation.

B. All other provisions of Chapter 14.235 SMC shall apply.

14.235.050 Parking Requirements for Senior Citizens' Multi-Family Units.

All multi-family housing with an excess of five (5) units designed and used for "senior citizens" occupancy shall have a minimum parking space ratio of one and two-tenths (1.2) stalls per dwelling unit. For the purposes of this section, a "senior citizen" means a person over sixty-two (62) years of age. At such time as fewer than 80 percent of the units in the multi-family complex are occupied by senior citizens, or at such time as parking needs for the complex consistently exceed one stall per unit for any reason, the City Planner shall require the owner of the complex to immediately install such additional parking stalls as are necessary to comply with the minimum parking requirements of multi-family residences described in this chapter. (Ord. 2093, 2005)

14.235.055 Parking Requirements for Low-Income Multi-Family Units.

A. Parking requirements contained within this chapter may be modified for projects meeting the criteria for eligibility stated in SMC 14.285.020 and other requirements of Chapter 14.285 SMC.

1. Low-income projects meeting the criteria in SMC 14.285.020A may request a decreased standard of one

and one-half (1.5) off-street parking stalls per dwelling unit.

2. Senior low-income projects meeting the criteria in SMC 14.285.020 and restricted to occupancy by residents 55 years of age and older may request a decreased standard of one (1) off-street parking stall per dwelling unit. (Ord. 2154, 2008)

B. The location, use, and construction of parking areas shall comply with all appropriate requirements described in this chapter.

1. To qualify for modified parking requirements, the project proponents shall present a study to the City showing that the parking requirements of the occupants shall not exceed the parking stalls required pursuant to this section.
2. Review and approval of low-income parking modifications shall follow the procedures in SMC 14.285.040.
(Ord. 2143, 2008)

14.235.060 Mixed Occupancies. In the case of mixed occupancies in a building or on a lot, the total requirements for off-street parking shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for a particular use shall not be considered as providing required parking facilities for any other use except as hereinafter specified for joint use.

14.235.070 Joint Uses of Parking Facilities.

The City Planner may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified herein:

- A. Up to 50 percent of the parking facilities required by this chapter for primarily nighttime uses, which may include theaters, bowling alleys, bars, restaurants and related uses, may be supplied by other types of buildings or uses which are primarily daytime uses such as banks, offices, retail, personal service shops, clothing, food, furniture, manufacturing or wholesale and related uses.
- B. Up to 20 percent of the parking facilities required by this chapter for primarily daytime uses may be supplied by primarily nighttime uses.
- C. Up to 100 percent of the parking facilities required by this section for a church or for an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities provided by uses primarily of a daytime nature.
- D. Multiple family uses having at least 5 units and motels having at least 10 units shall be considered nighttime uses for the purpose of shared parking calculations; however no more than 10 percent of their required parking may be provided by daytime uses.

14.235.080 Conditions Required for Joint Use. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300) feet of such parking facilities, in addition to which:

- A. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

- B. In the instance of uses located on separate legal parcels, the applicant shall present a properly drawn legal easement agreement that will ensure the availability of the parking for the uses involved, which agreement has been reviewed and approved by the City Attorney. The agreement shall be signed by all parties concerned with the joint use of the off-street parking facility. The agreement shall be recorded in the County Auditor's office by the applicants, and a copy of the recorded document shall be provided to the City Clerk and Building Official for inclusion in the building permit file for all affected uses.

14.235.090 Location of Parking Spaces.

Off-street parking spaces shall be located as specified herein. Where a distance is specified, the distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building which it serves. These requirements do not apply to an area in which off-street parking is paid for by the participants of a parking improvement district.

- A. Parking facilities for all single-family residences, mobile home parks, and multi-family dwellings shall be located on the same lot with the building they serve or on a lot within one hundred (100) feet from the nearest boundary and in the same ownership of the lot on which such structure is located.
- B. Parking facilities for all hospitals, sanitariums, homes for the aged, asylums, orphanages, rooming houses, boarding houses, hotels, and community clubs shall be located not more than two hundred (200) feet from the building they serve.

C. For uses other than those specified above, parking facilities shall be located not over three hundred (300) feet from the building they are required to serve; provided, that for buildings situated within the Historic Business land use designation, off-street parking facilities may be provided up to one thousand (1,000) feet from the building.

14.235.100 Use of Parking Spaces Accessory to Residences. In all residential districts, all permitted or required off-street parking spaces, open or enclosed, which are accessory to residences, shall be designed and operated primarily for the storage of the private passenger motor vehicles used by the occupants of such residences.

14.235.110 Parking Plans Required Prior to the Issuance of a Building Permit. A plan for all parking areas involving more than three stalls shall be submitted to the Building Official at the time of application for the building permit for the structure for which the parking area is accessory. The parking area plan may be included as part of the building site plan. The plan shall clearly illustrate and include the following:

- A. Location, dimensions, and area of parking lot
- B. The number of parking stalls
- C. Locations and dimensions of existing and proposed points of ingress and egress
- D. Arrangement and dimensions of parking stalls
- E. Means of delineating parking stalls
- F. Traffic directional information

G. Type and location of all traffic-control devices

H. Location and dimension of walk-ways

I. Inlet and drainage system

J. Lighting

K. Landscaping

L. Screening

M. Other pertinent information.

The parking plan shall be approved by the City Planner prior to the issuance of a building permit in accordance with the requirements outlined in this section. In those instances when a parking area for three or more vehicles is being developed and no building permit is required, the developer shall make application for, and obtain a use permit from the City Planner before any preparatory work is started. A parking plan as previously described will be required before the use permit is issued.

14.235.120 Allowance for Compact Cars.

- A. When parking standards require ten (10) or more parking spaces, up to 40 percent of the off-street parking spaces required by this chapter may be designated for compact cars in accordance with Table 10 and Table 11.
- B. Compact car parking stalls shall be individually marked in the parking plan and shall be clearly signed for use by "compact cars only". Parking at any angle is permitted, provided the width of the stalls and aisles is adjusted by interpolation between the specified standards.

14.235.130 Minimum Requirements for Off-Street Parking.

- A. Minimum Dimensions. The size and dimensions of individual parking stalls shall be eight and one-half (8½) feet wide and nineteen (19) feet long, and shall include an additional one hundred (100) square feet of maneuvering area. Parking areas including more than four (4) stalls of parking shall comply with the parking area dimensions as described in Figure 1 and Figure 2.
- B. Driveway Dimensions. When off-street parking is provided, the access driveway or lane shall be paved and have a minimum width of twelve (12) feet. The City Planner shall have the discretionary authority to require driveways to have a minimum of two eight-foot (8') moving lanes when unusual site problems, access for vehicles, or high traffic usage requires such. Driveway widths and construction standards within the public right-of-way shall be determined by the City Engineer.
- C. Required Access and Fire Lanes. The Fire Marshal shall determine when access for fire lanes shall be required. Such access and fire lanes shall be designed with not less than twenty-five (25) feet in width, forming a continuous route or loop connecting at both ends with streets, or as stipulated by the Fire Marshal.
- D. Required Traffic-Control Devices. All traffic control devices, such as parking stripes designating car stalls and directional arrows, shall be completed and installed as shown on the approved plans. Hard-surfaced parking areas shall use paint or similar devices to delineate car stalls and directional arrows.
- E. Requirements for Pedestrian Walks. Pedestrian walks shall be required in

parking lots of over ten (10) stalls and shall be for the use of foot traffic only. They shall be delineated in a manner acceptable to the City. When wheel stops or bumper stops are provided, sidewalks may be constructed on grade with the parking lot.

- F. Border Barricades. All parking areas and car sales areas that are not separated by a fence or landscaped buffer from any street or alley upon which they abut shall be provided with a suitable concrete curb not less than six (6) inches in height, located not less than four (4) feet from the street or alley. The curb or barrier shall be securely installed and maintained; provided, that no such curb or barrier shall be required across any driveway or entrance to such parking area.
- G. Backing into Streets. Parking facilities for all uses shall be so designed that vehicles are not required to back from the parking facility into any street. Such requirement shall be mandatory for all uses except for detached single-family residential uses and vehicles entering local access or collector streets from the driveway of an individual duplex structure.
- H. Ingress and Egress Provisions. The City Engineer shall have the authority to fix the location, width and manner of approach of vehicular ingress or egress from a building or parking area to a street and to alter existing ingress and egress as may be required to control street traffic in the interest of the public safety and general welfare.
- I. Surfacing. All off-street parking areas and vehicle sales areas, including ingress and egress lanes, shall be paved with a hard-surfaced material.

J. Surface Water Runoff. All off-street parking areas and car sales areas shall be graded and drained in order to dispose of surface water runoff, subject to the approval of the City Engineer. All hard-surface areas shall be drained to an approved catch basin within the confines of the lot and disposed of through a drainage system as approved by the City Engineer. The use of low impact development technology in the construction of such areas is encouraged by the City providing it produces a surface that can be safely walked upon, can be marked to define parking spaces and other necessary information, and has been determined to be as serviceable as conventional asphalt paving.

K. Illumination. All lights provided to illuminate any public parking area, any semi-public parking area, or car sales area permitted by this title shall be arranged so as to direct the light away from any dwelling unit and the public right-of-way.

L. Maintenance of Off-street Parking Areas. Maintenance of all areas provided for off-street parking shall include removal and replacement of dead and dying trees, maintenance of landscaping grass, shrubs and trees, removal of trash and weeds, and repair of traffic-control devices, signs, light standards, fences, walls, surfacing material, curbs and railings.

M. Tandem Parking. Tandem parking is permitted only for detached single-family residences.

14.235.140 Off-Street Loading Space Requirements.

A. Off-street loading space is required for the following uses:

1. Manufacturing
2. Storage
3. Warehousing
4. Goods display
5. Department store
6. Wholesale store
7. Market
8. Hotel
9. Hospital
10. Mortuary
11. Laundry
12. Dry cleaning
13. Other uses involving the receipt or distribution of vehicles, material or merchandise.

B. Off street loading space must be on the same site and provide adequate space for standing, loading and unloading services in order to avoid undue interference with the public use of the streets or alleys. Each off-street loading space shall contain a minimum of two hundred fifty (250) square feet of space, which is appropriately identified and which meets with the requirements of this section. Off-street loading spaces shall have a minimum height clearance of fourteen (14) feet and shall be so situated that trucks or vans using the space shall not project into the public right-of-way. All truck loading doors on buildings shall have adjacent truck loading spaces. Such truck loading spaces may be used for vehicle parking of employees of the businesses using the spaces however

such spaces will not be counted for customer parking.

14.235.150 Access to Parking from Alleys. Wherever a property designated Single Family Residential abuts an alley, access to on-site parking shall be exclusively from the alley, unless an administrative determination is made by the City Planner that such access for an existing dwelling is not feasible due to special circumstances relating to size, shape, topography, or surroundings of the property. The administrative determination of the City Planner may be appealed by an aggrieved person to the Hearing Examiner pursuant to SMC Chapter 2.33, 14.75, and 14.95. (Ord. 2094, 2005)

14.235.160 Vehicle Capacity for Drive-Through Service Access. Each drive-through facility shall have a minimum vehicle capacity of five (5) vehicles in the access lane. (Ord. 2082, 2005)

TABLE 1

14.235.170 Parking Requirements for Residential Land Uses.			
	Land Use	Parking Requirement	Supplemental Requirements
Dwelling Units			
	Single family detached	2 spaces per dwelling unit	
	Manufactured home	2 spaces per dwelling unit	
	Multi-family	2 spaces per dwelling unit	
	2+ bedroom dwellings	2 spaces per dwelling unit	
	1 - bedroom dwelling	1.5 spaces per dwelling unit	
	Studio or efficiency dwelling	1.2 spaces per dwelling unit	
	Senior housing	1.2 spaces per dwelling unit	
	Mobile home park	2 spaces per dwelling unit	3 additional spaces per every 10 units
Group Residences			
	Community residential facility	1 space for every 2 employees on maximum shift	
	Community residential facility-prisoner release	1 space for every 2 employees on maximum shift	
	Dormitory	1 space per room	
Accessory Uses			
	Accessory dwelling units	1 space per dwelling unit	
Temporary Lodging			
	Hotel/motel	1 space per room	additional spaces for assoc. restaurants, etc. tbd
	Bed and breakfast	1 space per room	
	Organization hotel/lodging	1 space per room	

TABLE 2

14.235.180 Parking Requirements for General Services Land Uses.			
	Land Use	Parking Requirement	Supplemental Parking
Personal Services			
	General personal services	1 space per 200 sf gfa	
	Dry cleaning plants	1 space per 200 sf gfa	
	Industrial launderers	1 space per 400 sf gfa	plus loading for trucks?
	Funeral home/crematory	1 space per four seats	
	Adult uses	1 space per 100 sf gfa	
	Cemetery, columbarium or mausoleum	1 space per 200 sf gfa of office space	
	Childcare, less than 12 children	1 space per employee	
	Childcare, more than 12 children	1 space per employee	plus drop off space
	Childcare	1 space per employee	plus drop off space
	Veterinary clinic, kennel, cattery	1 space per 200 sf gfa	
	Automotive repair, service, misc repair	1 space per 200 sf gfa	
	Churches, synagogue, temple	1 space for every 4 seats	plus 1 space per 200 gfa not in seating
	Social services	1 space per 200 sf gfa	
	Community stable	1 space per horse, based on the max capacity of horses	
Health Services			
	Office/patient clinic, labs, misc. health	1 space per 200 sf gfa	
	Nursing and personal care facilities	3 spaces for every 5 beds	
	Hospital	2 spaces per bed or 1 space per 150 sf gfa, whichever is greater	
Education Services			
	Elementary or middle/junior high	1.75 spaces per classroom	
	Secondary/high school	1 space per employee plus 1 space per 5 students	
	Specialized instruction school, Voc. school	1 space per employee plus 1 space per 3 students	
	School district support facility	1 space per employee on maximum shift	

TABLE 3

14.235.190 Parking Requirements for Government/Business Services Land Uses.			
	Land Use	Parking Requirement	Supplemental Requirements
Government Services			
	Public agency office	high volume: 1 space per 200 sf gfa	low volume: 1 space per 400 sf gfa
	Public agency yard	1 space per every 2 employees on maximum shift	
	Public agency archives	1 space per 400 sf of gfa	
	Court, police facility, fire facility	1 space per 200 sf of gfa	
	Subregional utility, minor com. facility	1 space per every 2 employees on maximum shift	
Business Services			
	Construction and trade	1 space per every 2 employees on maximum shift	
	Individual transportation and taxi	1 per vehicle in fleet	
	Trucking and courier service	1 per vehicle in fleet	
	Warehousing and wholesale trade	1 space per every 2 employees on maximum shift	
	Self-service storage	1 space per 5,000 sf of area devoted to storage (inside and outside)	
	Farm product warehousing, refrigeration & storage	1 space per every 2 employees on maximum shift	
	Log storage, Transportation service	1 space per every 2 employees on maximum shift	
	Freight and cargo service	1 space per every 2 employees on maximum shift	
	Passenger transportation service	1 space per 200 sf of gfa	
	Communication offices, telegraph, etc.	1 space per every 2 employees on maximum shift	
	General business service, prof. office	1 space per 200 sf of gfa	
	Outdoor ad service, misc. equipment rental	1 space per every 2 employees on maximum shift	
	Automotive rental and leasing	1 space per 200 sf of gfa	
	Automotive parking	Na	
	Pro sport teams/promoters; R&D & testing	1 space per 400 sf of gfa	
	Heavy equipment and truck repair	1 space per 200 sf of gfa	
	Commercial/industry accessory uses	to be determined by use	
	Helipad	1 space per 200 sf of gfa in enclosed building	

TABLE 4

14.235.200 Parking for Retail Land Uses.			
	Land Use	Parking Requirement	Supplemental Requirements
Retail Land Uses			
	Shopping Center	1 space per 300 sf gfa	
	Bldg, hardware & garden materials	1 space per 400 sf gfa	
	Forest product sales	1 space per 400 sf gfa	
	Department and variety stores	1 space per 200 sf gfa	
	Food stores	1 space per 150 sf gfa	
	Agricultural crop sales	1 space per 200 sf gfa	
	Motor vehicle and boat dealers	1 space per 200 sf gfa	
	Auto supply store	1 space per 200 sf gfa	
	Gasoline service station	1 space per 200 sf gfa	plus parking to accommodate cars at pumps
	Apparel and accessory stores	1 space per 200 sf gfa	
	Furniture and home furnishings stores	1 space per 200 sf gfa	
	Eating and drinking places	if sit-down only: 1 space per 100 gfa	
	Drug stores	1 space per 200 sf gfa	
	Liquor stores	1 space per 200 sf gfa	
	Used goods: antiques/secondhand shops	1 space per 200 sf gfa	See 14.235.040
	Sporting goods and related stores	1 space per 200 sf gfa	
	Book, stationery, video and art supply	1 space per 200 sf gfa	
	Jewelry stores	1 space per 200 sf gfa	
	Monuments, tombstones and gravestones	1 space per 200 sf gfa	
	Hobby, toy and game shops	1 space per 200 sf gfa	
	Photographic and electronic shops	1 space per 200 sf gfa	
	Fabric shops	1 space per 200 sf gfa	
	Fuel dealers	1 space per 200 sf gfa of office	
	Florist shops	1 space per 200 sf gfa	
	Personal medical supply stores	1 space per 200 sf gfa	
	Pet shops	1 space per 200 sf gfa	
	Bulk retail	1 space per 150 sf gfa	
	Auction houses	1 space per 150 sf gfa	

TABLE 5

14.235.210 Parking for Manufacturing Land Uses.			
	Land Use	Parking Requirement	Supplemental Requirements
	Manufacturing land uses (see Table 14.205.110 for list)	1 space per employee on maximum shift, or 1 space per 1,000 sf of gfa	if in commercial area or generates walk-in trade:
			1 space per 200 sf of gfa

TABLE 6

14.235.220 Parking for Regional Land Uses.			
	Land Use	Parking Requirement	Supplemental Requirements
Regional Land Uses			
	Public agency training facility	1 space for every 2 employees on maximum shift	
	Non-hydroelectric generation facility	1 space for every 2 employees on maximum shift	
	Communication facility - major	1 space for every 2 employees on maximum shift	
	Transfer station, wastewater treatment facility	1 space for every 2 employees on maximum shift	
	Municipal water production	1 space for every 2 employees on maximum shift	
	Airport/heliport	1 space per 200 sf enclosed gsf	
	Transit bus base	1 space for every 1 employees on maximum shift	
	Transit park and ride lot	NA	
	School bus base	1 space for every 1 employees on maximum shift	
	Stadium/arena	1 space per every 4 seats	
	College/university	1 space per 150 sf gsf	
	Zoo/wildlife exhibit	10 per acre	

TABLE 7**14.235.230 Parking for Recreational/Cultural Land Uses.**

	Land Use	Parking Requirement	Supplemental Requirements
Parks and Recreation			
	Park	To be determined based on use	
	Trails	To be determined based on use	
	Campgrounds	1 space per camp site	
	Community stables	1 space per horse if at maximum capacity	
	Destination resorts	1 space per 200 gsf	
	Recreational vehicle park	1 stall per space	
Amusement/Entertainment			
	Theater, Plays	1 space per every 4 seats	
	Bowling center	1 space per maximum design capacity for use	1 space per 200 sf of gfa not incl. in calculation
	Sports club	1 space per 200 sf enclosed gfa	plus 1 space for every 3 persons at maximum capacity use
	Golf facility	1 space per 300 sf of area	1 space per 200 sf of enclosed gfa
	Golf driving range	1 space per tee	1 space per 200 sf of enclosed gfa
	Shooting range (indoor)	1 space per 400 enclosed gsf	
	Amusement arcades	1 space per 200 sf gfa	
Cultural			
	Library, Museum	1 space per 300 sf of gfa	
	Arboretum	to be determined	
	Conference center	1 space per 200 gfa	

TABLE 8

14.235.240 Parking for Resource Land Uses.			
	Land Use	Parking Requirement	Supplemental Requirements
Agriculture			
	Growing, harvesting crops; raising livestock	1 space for every 2 employees on maximum shift	
Forestry			
	Growing and harvesting forest products	1 space for every 2 employees on maximum shift	
	Forest research	1 space for every 2 employees on maximum shift	
Fish and Wildlife Management			
	Hatchery/fish preserve; Aquaculture	1 space for every 2 employees on maximum shift	
	Wildlife shelters	1 space for every 2 employees on maximum shift	
Mineral			
	Mineral extraction; processing	1 space for every 2 employees on maximum shift	
	Asphalt paving mixtures and blocks	1 space for every 2 employees on maximum shift	
Resource Accessory Uses			
	Resource accessory uses	1 space for every 2 employees on maximum shift	

TABLE 9

14.235.250 Parking for Essential Public Facilities Land Uses.			
	Land Use	Parking Requirement	Supplemental Requirements
Essential Public Facilities			
	Work release facility	1 space per employee on maximum shift	
	Earth station	1 space per employee on maximum shift	
	Energy resource recovery facility	1 space per employee on maximum shift	
	Communication facility - major	1 space per employee on maximum shift	
	Hazardous waste storage & recycling	1 space per employee on maximum shift	
	Transfer station	1 space per employee on maximum shift	

TABLE 10

14.235.260 Minimum Standards for Conventional Off-Street Parking.								
<i>Conventional car stall and aisle specifications</i>								
	Angle		Dimensions		One Way		Two Way	
	<u>Parking Angle</u> (E)	Stall Width (ft)	Curb Length (ft)	Stall Depth (ft)	Aisle Width (ft)	Parking Section Width (ft)	Aisle Width (ft)	Parking Section Width (ft)
	A	B	C	D	E	F	E	F
Parallel								
One Side	0	8	21	8	12	20	22	30
Two Sides	0	8	21	8	22	38	24	40
Angular	20	8.5	24.9	14.5	11	40	20	49
	30	8.5	17	16.9	11	44.8	20	53.8
	40	8.5	13.2	18.7	12	49.4	20	57.4
	45	8.5	12	19.4	13.5	52.3	20	58.8
	50	8.5	11.1	20	15.5	55.5	20	60
	60	8.5	9.8	20.7	18.5	59.9	22	63.4
	70	8.5	9	20.8	19.5	61.1	22	63.6
	80	8.5	8.6	20.2	24	64.4	24	64.4
Perpendicular	90	8.5	8.5	((19)) 18	((25)) 24	((63)) 60	((25)) 24	((63)) 60

<i>Compact car stall and aisle specifications</i>								
	Angle		Dimensions		One Way		Two Way	
	Parking Angle (E)	Stall Width (ft)	Curb Length (ft)	Stall Depth (ft)	Aisle Width (ft)	Parking Section Width (ft)	Aisle Width (ft)	Parking Section Width (ft)
	A	B	C	D	E	F	E	F
Parallel	0	8	20	8	12	28	20	36
Angular	45	8	11.3	15	12.5	42.5	20	50
	60	8	9.2	16.5	17	50	22	55
Perpendicular	90	8	8	16	22	54	25	57

Refer to Figure 1

TABLE 11

14.235.270 Minimum Standards for Interlocking Off-Street Parking.								
<i>Interlocking -- conventional cars</i>								
	Angle		Dimensions		One Way		Two Way	
	Parking Angle (E)	Stall Width (ft)	Curb Length (ft)	Stall Depth (ft)	Aisle Width (ft)	Parking Section Width (ft)	Aisle Width (ft)	Parking Section Width (ft)
	A	B	C	D	E	F	E	F
Parallel	0	8	21	8	12/22	28/38	22/24	38/40
Angular	20	8.5	24.9	10.5	11	32	20	41
	30	8.5	17	13.2	11	37.4	20	46.4
	40	8.5	13.2	15.5	12	43	20	51
	45	8.5	12	16.4	13.5	46.3	20	52.8
	50	8.5	11.1	17.3	15.5	50.1	20	54.6
	60	8.5	9.8	18.6	18.5	55.7	22	59.2
	70	8.5	9	19.3	19.5	58.1	22	60.6
	80	8.5	8.6	19.5	24	63	24	63
Perpendicular	90	8.5	8.5	((19)) <u>18</u>	((25)) <u>24</u>	((63)) <u>60</u>	((25)) <u>24</u>	((63)) <u>60</u>

Interlocking -- compact cars

	Angle		Dimensions		One Way		Two Way	
	Parking Angle (E)	Stall Width (ft)	Curb Length (ft)	Stall Depth (ft)	Aisle Width (ft)	Parking Section Width (ft)	Aisle Width (ft)	Parking Section Width (ft)
	A	B	C	D	E	F	E	F
Parallel	0	8	20	8	12	28	20	36
Angular	45	8	11.3	14.1	12.5	40.7	20	48.2
	60	8	9.2	15.9	17	48.8	22	53.8
Perpendicular	90	8	8	16	22	54	25	57

Refer to Figure 2

FIGURE 1

14.235.280 Acceptable Parking Designs,

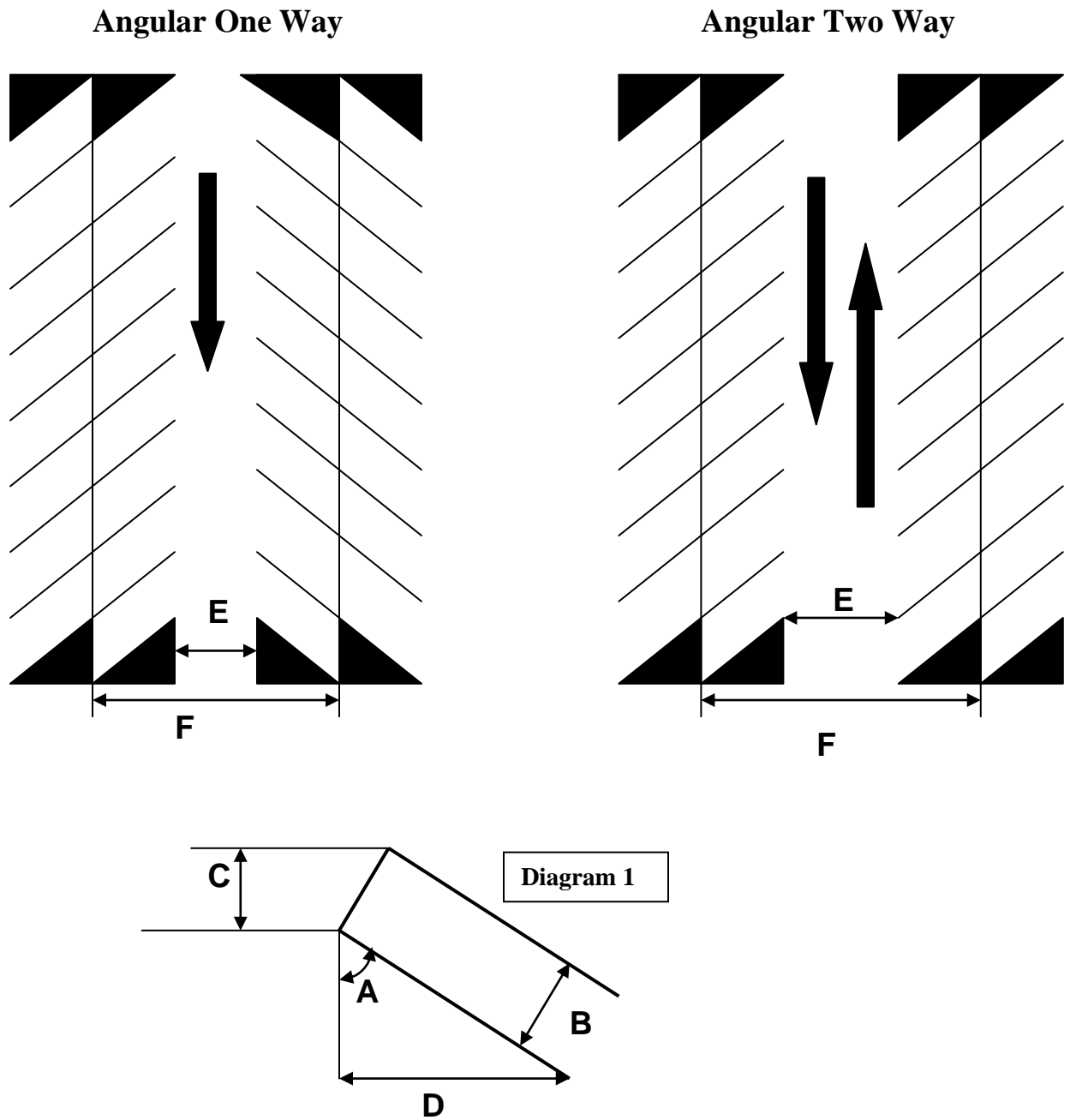


FIGURE 2

14.235.290 Acceptable Parking Designs.

